

KPMG question:

Any additional information from CBRE on the profile of residential units, including:

- estimates of number of occupants and the profile over time
- the mix of housing split by 1,2 and 3 bed, affordable and any other specific uses e.g. retirement purpose and the profile over time

BCC response:

CBRE applied an average residential unit size and did not break down residential floorspace into number of units by size. The methodology they applied is highlighted below:

- From the Gross Internal Area (GIA) they made a deduction of 25% for common parts, service core, circulation space etc in order to arrive at Net Internal Area (NIA).
- They then assumed an average flat size across 1, 2 & 3 beds of 680 sq ft NIA and divided the total NIA of each development option by 680 sq ft in order to arrive at the total number of units.
- This approach has been applied to both open market and affordable units.